

GENE R. LAMBERT and BARBARA J. LAMBERT, husband and wife  
hereinafter called grantor, convey(s) to  
JAMES L. KELTNER  
all that real property situated in the County  
of KLAMATH, State of Oregon, described as:

Lots 18 and 19, Block 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH a 30 foot easement over the easterly 30 feet of the following: A portion of Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, where the lot line common to Lots 1 and 2, Block 42 of said Buena Vista Addition, if projected across Front Street would intersect the Southerly line of Front Street, thence from point of beginning herein described Southerly and at right angles to the Southerly line of Front Street, to the shore line of Upper Klamath Lake, thence Northwesterly along said shore line to the Southwest corner of property heretofore deeded to John Worden on March 19, 1920, Volume 52, page 343, Klamath County Deed Records, thence along the Easterly line of said Worden Property, (and at right angles to Southerly side of Front Street to its intersection with the Southerly side of Front Street, thence Easterly along the Southerly side of Front Street, (said Southerly side of Front Street being the Northerly boundary of lands herein conveyed) 175.75 feet more or less to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
See attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

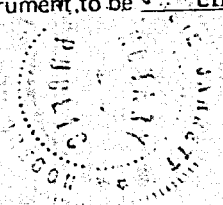
The true and actual consideration for this transfer is \$ 18,500.00

Dated this 27th day of JUNE, 1979

Gene R. Lambert  
GENE R. LAMBERT  
Barbara J. Lambert  
BARBARA J. LAMBERT

STATE OF OREGON, County of KLAMATH ) ss.

on this date, June 27, 1979 personally appeared the above named  
Gene R. Lambert & Barbara J. Lambert, husband and wife and acknowledged the foregoing  
instrument to be their voluntary act and deed.



Before me:  
[Signature]  
Notary Public for Oregon  
My commission expires: 2/14/81

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

LAMBERT  
TO  
KELTNER

After Recording Return to: AND SEND TAX  
STATEMENTS TO:  
Mr. James L. Keltner  
113 Eldorado  
Klamath Falls, Oregon 97601

STATE OF OREGON, )

County of ) ss.

I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.  
Witness my hand and seal of County affixed.

\_\_\_\_\_  
Title  
By \_\_\_\_\_ Deputy

15754

EXHIBIT "A"

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$35,600.00,  
Dated : September 30, 1977 Book: M-77 Page: 18696  
Recorded : October 3, 1977  
Trustor : Gene R. Lambert and Barbara J. Lambert  
Trustee : William L. Sisemore  
Beneficiary : Klamath First Federal Savings and Loan Association.  
(Covers Additional Property.)

Which Sellers herein agree to hold Buyers harmless for.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 3rd day of July A. D. 1979 at 10:37 o'clock A. M., and

truly recorded in Vol. 179, of Deeds on Page 15753

Fee \$6.00 By Wm D. MILNE, County Clerk  
Bernetha Whitcho